(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-25-06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/06/04 16:17 2pgs
Fees:13.00 Taxes:394.05

20040106-0002183

NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENNESSEE
My Comm. Exp. Jan. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Byrd	EquiFirst Corporation	Map 75-05 Parcel 58
(NAME)	(NAME)	
165 Bonnafield Drive	500 Forest Point Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076	Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Samuel A. Duncan and wife, Ola W. Duncan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack Byrd, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying in Davidson County, Tennessee being Lot 924 on the Plan of Hermitage Hills, Section 8 of record in Book 3600, page 24, Register's Office for Davidson County, Tennessee and being more fully described below;

Said Lot 924 fronts 80.00 feet on the easterly margin of Bonnafield Drive and extends back between lines measuring 149.27 feet on the northerly line and 142.00 feet on the southerly line to a deed line in the rear measuring 103.50 feet.

Being the same property conveyed to Samuel A. Duncan and wife, Ola W. Duncan from A.H. Johnson and wife, Malvin Johnson by Warranty Deed dated October 27, 1965 of record in Book 3952, page 484, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All Matters as shown on the Plan of Hermitage Hills, Section 8 of record in Book 3600, page 24, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 165 Bonnafield Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of December, 2003.

Samuel A. Duncan

Ola W. Duncan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public in and for State and County, personally appeared Samuel A. Duncan and Ola W. Duncan, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 30th day of December, 2003.

Commission expires: 1-25-06

Notary Public

